

Questions and Answers

July 13, 2010

10:00 – 11:30 am

Q: Will there be any advanced funding available to market the program, find buyers and pre-qualify them?

A: No funds will be made available for marketing, finding or pre-qualifying homebuyers.

Q: On Homebuyer Proforma, is there a limit to Part 6 e, Client Intake and Income Verification costs?

A: While no limit is specified, IHCDCA reviewers will consider reasonable amounts for this expense.

Q: Will there be limits of amounts that can be developer fee, admin, etc as is now on HOME grants?

A: While no limit is specified in the application, generally, the reasonable cost of developer's fees and admin will be determined using the previously established limits set by IHCDCA.

Q: Is Sponsor and Applicant the same entity?

A: Yes, the terms 'sponsor' and 'applicant' are interchangeable.

Q: Do you anticipate the CD reps visiting the project sites prior to review of application or jointly or not at all?

A: Yes, the reps will visit project sites, but the situation will vary with each proposal. The second stage will end with a formal presentation, which will be conducted at our office, or somewhere within the jurisdiction of the proposed development.

Q: If a particular entity or entities projects involved one or more of the comprehensive strategies, do you submit one application or multiple?

A: If you have projects that will cover more than one strategic priority, only one application is needed.

Q: Should these projects both support and mirror current comprehensive plans, i.e., HUD Con Plan, local neighborhood strategy, etc.?

A: Yes. Dependent upon what your focus is in strategy, the requirements will be different. IHCDCA encourages all developments to be supported in some way. (i.e. – census data, market study, comprehensive community plans, survey)

Q: Can these funds be "first-in" funds on a project that has identified other sources that are being sought in the process?

A: Yes they may be "first in" but in most cases, IHCD will not provide a commitment to the funding but possibly delay releasing the funds until all sources are firmly committed.

Q: In the past, projects have been tailored or designed to fit the specific needs of a specific type of federal funding... Given that you are asking for us to enter "IHCD Funds", should we still be thoughtful of certain HOME or CDBG funding requirements?

A: It is reasonable to be mindful of such requirements as long as they don't deter you from being realistic in what you have determined is needed for your proposed development. Allow your planning to consider cost secondary to how you will propose to meet one of the four strategic priorities.

Q: Some communities are working on a "focused strategic development model... meaning that there is an intent to focus various funding streams and separate projects into a single geographic area to make as large an impact in that area as possible. In some cases, these funding streams do not directly impact each other, however, their impact can be combined with other projects to enhance the community (i.e. weed and seed grants to help with public safety, a focus of low-income homeowner repair funding in a few-block area, and an ihcd-sponsored project to provide new green low-income rental.... should we somehow quantify other projects or funding going into the geographic area to demonstrate a wider commitment towards a community beyond just the match for our specific project?

A: Interested lies in the overall comprehensive efforts in the targeted area. Staff review will look to see that there is indeed a comprehensive approach to the proposal, so all things considered will assist in reviewing and making such determinations.

Q: We are a not-for-profit organization working to address the housing and long term care and support for adults with developmental disabilities. Specifically a neighborhood to address the unique needs this population has. Is this within your service area?

A: Yes it is. Your next step would be to ensure that you have a development that clearly meets one of the four strategic priorities.

Q: Energy Star is a basic requirement of the NAHB Green Standard and blower door and duct leakage testing is required for Energy Star. So, will you be requiring blower door and duct leakage testing of each individual unit of a multi-family building to get either Energy Star or NAHB Green certification? In the NAHB standard for multi-family it states "practices shall be implemented in all units, as applicable" (page 12, NAHB Standard)

A: As part of the NAHB Standard, these tests will be required in most cases

Q: In the draft QAP it appears there are no points available for Energy Star construction (85 points or lower on the HERS scale). Points are only available for 80 pts or lower. Is this correct?

A: Yes, the Energy Star standards are more rigorous.

Q: I pulled down the form today, and the text boxes don't expand ...

A: These boxes expand in concept. The cells are formatted to wrap the text. Although you won't be able to see all of the words, the text in the box will be there. IHEDA staff will adjust the formatting of the document to show all text for review.

Q: If you identify four sources of funding - is there a different application, outcomes, etc. for each source?

A: it is possible that more than one source of funding will be recommended. In these cases, there is flexibility in how this is handled but it is possible to default to the most stringent rules and abide by those for consistency purposes.

Q: By identifying the development team upfront, will this be similar to past RHTC projects where competitive procurement is not required?

A: No. Each respective funding source will still have the applicable procurement requirements.

Q: Can funds be given to non-profits that don't actually create or provide housing, but instead provide case management and other support services to seniors and adults with disabilities to help them age in place and avoid being institutionalized or becoming homeless?

A: Funds available are not eligible for such activities

Q: Meals on Wheels delivers hot nutritious meals to those in need - i.e. the elderly, ill and disabled - so they may stay in their home (allowing them to stay independent and maintain their dignity in their own home - aging in place) - consequently maintaining neighborhoods and keeping them vibrant and safe. Is this a project you would fund?

A: Funds available are not eligible for such activities

Q: In small communities, it is extremely difficult to get people to collaborate on projects. Will smaller communities be penalized if they're unable to get a development team together, or have collaboration from more than town council members?

A: The questions are listed to get an idea of the capacity of parties involved. It is not a requirement to have a full development team together and referenced in the areas of the forms. Certain housing activities don't call for all trades/expertise listed in the application forms.

Q: With the predevelopment activities, are title searches and appraisals now required for OOR?

A: Not in all cases but some funding sources will require appraisals.

Q: Are small, rural communities able to apply for funds to complete comprehensive plans in order to develop the goals and needs of the communities?

A: Funds are not available for such activities

Q: Are match requirements still different between HOME and CDBG? Or will match requirements be the same for both?

A: We encourage you to push for partnerships, in-kind donations, and other things as part of your development that might generate eligible match/leverage for some of the federal funding sources available.

Q: It looks as if activities are being included with program delivery that were not previously required (i.e. appraisals, title searches, etc). Will the 20% limit for administration, program delivery, and environmental review be increased to cover these expenses?

A: Not all program delivery line items listed in the budgets are required. These are things that are eligible to be claimed under that budget. Also, keep in mind that the budget provided is not applicable to only IHCD funds. We are providing you with a column that will allow you to address your total development costs.

Q: Are multi-activity projects going to be favored over single-activity projects, such as owner-occupied rehab?

A: No.

Q: Can a non-profit submit a application for funds to repair homes for older individuals so the would be able to stay in their home?

A: Yes

Q: Comprehensive community dev. usually involves a huge overall project that requires several years to accomplish. Obviously the overall funding required for such a project is also huge. Is there a limit on what IHCD will consider?

A: There is no limit

Q: Will the Strategic Funding Process affect the Neighborhood Assistance Program?

A: No